

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8775**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Lawson G. Tracey House**
6. Current building name: **Muese House**
7. Building address: **424 Emery Street**
8. Owner name: **Michael Muese**
Owner address: **% Alert Realty**
1132 Francis Street
Longmont CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **8th** Township **2N** Range **69W**
SE¹/₄ of **NW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491576**
Northing: **4446026**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **South half 3** Block: **49**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **1296 square feet**
16. Number of stories: **One**
17. Primary external wall material
Brick
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Terra Cotta Roof
20. Special features (enter all that apply):
Chimney
Fence
Window / Segmental Arch

22. Architectural style /
building type:

Late Nineteenth and Early Twentieth Century Revivals / Tudor Revival

21. General Architectural Description

This house is located on the east side of Emery Street, between 418 Emery Street, an apartment building, on the south and 426 Emery Street on the north. The building is surrounded by a planted grass yard with mature landscaping. The backyard is entirely enclosed with a combination of wood and chain-link fences. The residence is set back approximately forty-two feet from the street, and there is a wide grass strip separating the front sidewalk from the curb. Oriented to the west, the house rests on a concrete foundation with three-light hopper basement windows. On the south elevation a concrete stairwell with pipe railing leads to a basement apartment. A driveway historically approached the northeast corner of the house, where a garage opened in the basement. The garage opening has been closed with concrete blocks and the driveway filled in. A beige brick veneer clads the exterior walls. Red bricks accent a pair of belt courses above the foundation and form quoins, window sills and hoods. Two gables dominate the asymmetrical front façade. The gable to the north side of the dwelling contains a pair of large double-hung sash windows with decorative headers. Above them is a small alcove. A half-circle, nine-light, glass-in-wood-frame door complements the catslide on the south side of the central gable. To the right (south) of the door is a small, round arch window with a single pane of frosted glass. Windows on the rear and on the east end of each side are one-over-one, double-hung sash with burgundy painted frames and surrounds. The wooden frames of the original screens are oxide red. Windows on the west end of each side (beneath the side gable on the front of the structure) are casement windows. Red terra cotta tiles cover the steeply pitched roof, which is pierced by numerous, hook-shaped vents. The eaves are boxed. A beige brick chimney accented in red brick emerges from the center of the house. Both the front and rear porches are concrete and uncovered, surrounded by pipe railing.

A storage shed is located to the east of the house. It is a rectangular building measuring ten feet north-south by twelve feet east-west. The shed is one-story tall, has a concrete foundation and its exterior walls are sheathed in unpainted plywood assembled in a board-and-batten manner. An unglazed slab door permits access on the west side and a single four-light window pierces the north elevation. The eaves are boxed beneath the moderately pitched gable roof covered in light gray asphalt shingles.

An imposing garage, measuring twenty-three feet north-south by twenty-seven feet east-west, dominates the southeast corner of the lot. The garage is not accessed directly from the alley but, instead, by a short driveway on the north side of the structure. The one-and-a-half story structure rests on a concrete slab and unpainted particle board clads the exterior walls. The steeply pitched gable roof, which is covered with red asphalt shingles, is oriented with the gable ends east-west. An unusually wide, unglazed slab door opens on the north side of the west elevation. A two-car, paneled wood rollaway garage door dominates the east elevation. Decorative, round arched windows accent both gable ends and skylights pierce the roof.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This dwelling is located on the east side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to mixtures of single-family residences and a few small apartment buildings.

24. Associated buildings, features, or objects

Storage Shed, Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1935**

Source of information:
"Water Ledger, City of Longmont, 1932-1937."

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Lawson G. Tracey

Source of information:
Warranty Deed 90208571; "Water Ledger, City of Longmont 1932-1937."

29. Construction History (include description and dates of major additions, alterations, or demolitions):

According to water and property records, as well as Sanborn insurance maps, this house was constructed in 1935 after Lawson Tracey moved the house at 426 Emery Street from the center of the lot to the north. The only significant alteration made to the house since its construction has been the removal of a basement-level garage, accessed via a long driveway from the alley behind the lot. Apparently the garage was enclosed to create a basement apartment. The storage shed appears on a 1978 tax assessor's record. According to the current tenant, Colin Egan, current property owner Michael Muse built the garage in the late 1980's or early 1990's.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Multiple Dwelling**
34. Site type(s): **Multiple Residence / Rental**

35. Historical Background

In 1924, Lawson Tracey purchased lot three of block forty-nine from Rose McCasland. At the time, the house at 426 Emery Street sat in the middle of the lot while most of the rest of the house on the East Side were situated on half lots. Thus, sometime before 1930, Tracey moved 426 Emery Street several feet north. In 1935, he built the house that now stands at 424 Emery Street. From that time to around 1946, Lawson resided at 424 and rented out 426.

Lawson Green Tracey was born on November 24, 1890, at Noble, Illinois, and he came to Longmont in 1906. He married Sine M. Nielsen in Denver on September 6, 1912. Lawson Tracey farmed and raised livestock for a number of years. Later he owned and operated the Tracey Furniture Store in Longmont until around 1943. He was a member of the first Methodist Church. Sine Tracey came to the United States from Denmark in 1902 and moved to Longmont three years later. She was a registered nurse, serving as head surgical nurse at Longmont Hospital. At one time she was superintendent of a hospital in Lake Geneva, Wisconsin. Curiously, city directories from the late 1940's show Sine living at 424 while Lawson lived at 426. Nevertheless, Lawson's home address was listed as 424 Emery Street at the time of his death in 1963. Sine lived at the house until she moved to a nursing home a few months before her death in 1969.

Through Sine's will, the Lawson's daughter, Faithe Marie Young, inherited the properties and sold the houses separately. The house was briefly home to Arvid Fred and Annely Peterson before they purchased in 1978 the Wayside Inn in Berthoud. Ludwik C. and Judith Turzanski owned the property for a year until Tanya M. and Jiri J. Smetana bought it. Both natives of the former Czechoslovakia, Jiri worked for Precision Products in Fort Collins while Tanya owned and operated a highly successful hair salon. The Hairport. They sold the house to Michael muse, the current owner. He lives in San Diego but rents out the property.

36. Sources of Information

"Bache-Snyder Kaye. Immigrant realized American dream." *Longmont Times-Call*, 20 March 1986, p. 11EE.

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Egan, Colin. Interview with Adam Thomas, 21 June 2001.

Flanders, Lea. "Wayside In a way of life for Petersons." *Longmont Times-Call*, 1-2 September 1984, p. 12.

"Lawson G. Tracey Dies at Age of 72." *Longmont Times-Call*, 8 April 1963, p. 3.

McChesney, Lesli. "Hiar stylist pursues American dream." *Longmont Times-Call*, 9 December 1990, p. 6C.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Services Wednesday For Mrs. Sine Tracey." *Longmont Times-Call*, 24 November 1969, p. 3.

Warranty Deeds 90208571, 90420909, 90968478, 1492, 284099, 346727. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

"Water Ledger, City of Longmont, 1932-1937." On file at the Longmont Archives, Longmont Public Library.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Ethnic Heritage / European

40. Period of Significance: **1935-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with residential development in Longmont, beginning in the early 1900's and extending through the first half of the twentieth century. The house is also architecturally significant because it is an intact structure exhibiting the characteristics of Tudor Revival architecture. The property's combined levels of historical significance and physical integrity may well be to the extent that it would qualify for individual listing in the National Register of Historic Places. The property certainly may be regarded as individually eligible to be designated as a City of Longmont landmark. The property would also be a contributing resource within either a National Register or local landmark historic district.

43. Assessment of historic physical integrity related to significance:

This residence displays a high degree of physical integrity relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling and association. There have been almost no additions and exterior alterations to the building since its construction in 1935.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-9**

Frame(s): **20-22 (house); 23 (shed and garage); 24 (garage)**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **June 22, 2001**

50. Recorders: **Adam Thomas**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**